

# URBAN LANDWORKS

## BLOOMINGTON, MINNESOTA

### ISSUED FOR: CITY SUBMITTAL



**DEVELOPER / PROPERTY OWNER:**  
URBAN LANDWORKS  
301 WEST 90TH STREET  
BLOOMINGTON, MN 55420

**ENGINEER / LANDSCAPE ARCHITECT:**  
CIVIL SITE GROUP  
4531 W 55TH STREET  
SUITE 200  
ST LOUIS PARK, MN 55416  
612-4615-0080

**SURVEYOR:**  
DEMARS-GABRIEL LAND SURVEYORS, INC.  
6575 WASHINGTON AVE. SO. SUITE 209  
EDINA, MN 55439  
763-559-2908

**GEOTECHNICAL ENGINEER:**  
NORTHERN TECHNOLOGIES, INC.  
1408 NORTHLAND DRIVE, SUITE 107  
MENDOTA HEIGHTS, MN 55120  
763-433-9175

MASTER LEGEND:	
	EX. 1' CONTOUR ELEVATION INTERVAL
	EXISTING SPOT GRADE ELEVATION
	PROPOSED 1' CONTOUR ELEVATION INTERVAL
	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
	SPOT GRADE ELEVATION BACK OF CURB (TOP OF CURB)
	SPOT GRADE ELEVATION TOP OF WALL
	SPOT GRADE ELEVATION BOTTOM OF WALL
	DRAINAGE ARROW
	EMERGENCY OVERFLOW
	SILT FENCE / GRADING LIMIT
	INLET PROTECTION
	STABILIZED CONSTRUCTION ENTRANCE
	SOIL BORING LOCATION
	CURB AND GUTTER (T.O. = TIP OUT)
	PROPOSED MANHOLE STORM
	PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE SANITARY
	PROPOSED MAN
	PROPOSED LIGHT
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATER MAIN
	EXISTING GAS MAIN
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND CABLE
	EXISTING MANHOLE
	EXISTING CATCH BASIN
	EXISTING HYDRANT
	EXISTING STOPBOX
	EXISTING GATE VALVE
	EXISTING ELECTRIC BOX
	EXISTING LIGHT
	EXISTING GAS METER
	EXISTING GAS VALVE



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	DETAILS
C5.1	DETAILS
C5.2	DETAILS
SW1.0	STORM WATER POLLUTION PREVENTION PLAN - EXISTING CONDITIONS
SW1.1	STORM WATER POLLUTION PREVENTION PLAN - PROPOSED CONDITIONS
SW1.2	STORM WATER POLLUTION PREVENTION PLAN - DETAILS
SW1.3	STORM WATER POLLUTION PREVENTION PLAN - NARRATIVE

4400 W 50TH ST, SUITE 200  
ST LOUIS PARK, MN 55416  
CivilSiteGroup.com

Mail Pouch 763-275-2842 Fax Server 612-290-2903

**PROJECT**

**URBAN LANDWORKS**

301 W 90TH STREET, BLOOMINGTON, MN 55420

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301 W 90TH STREET, BLOOMINGTON, MN 55420

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavlik  
DATE 11/19/18 License No. 44263

**ISSUE/SUBMITTAL SUMMARY**

DATE	DESCRIPTION
10/19/18	CITY SUBMITTAL
11/19/18	WATER POLLUTION PREVENTION PLAN

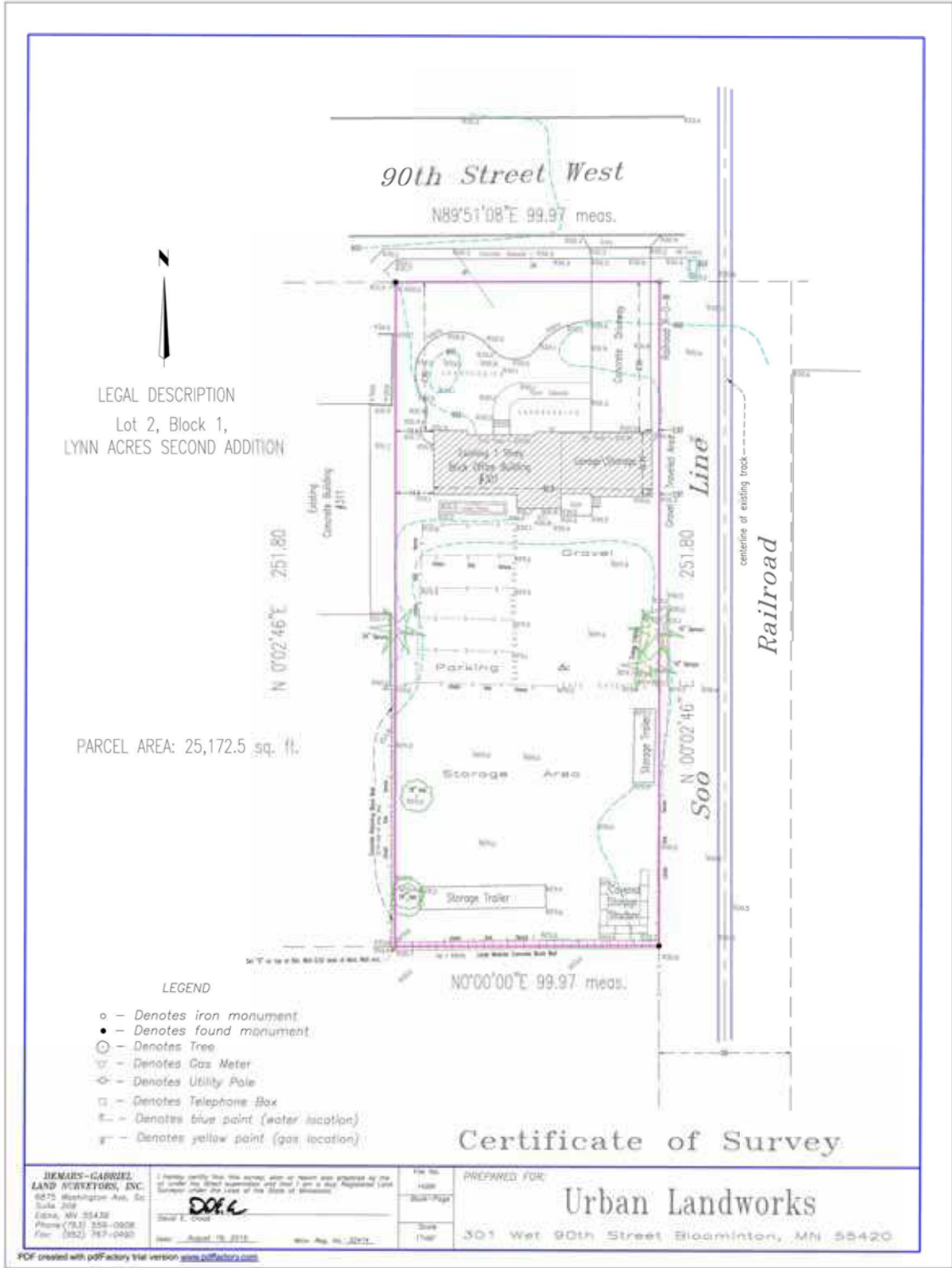
**REVISION SUMMARY**

DATE	DESCRIPTION
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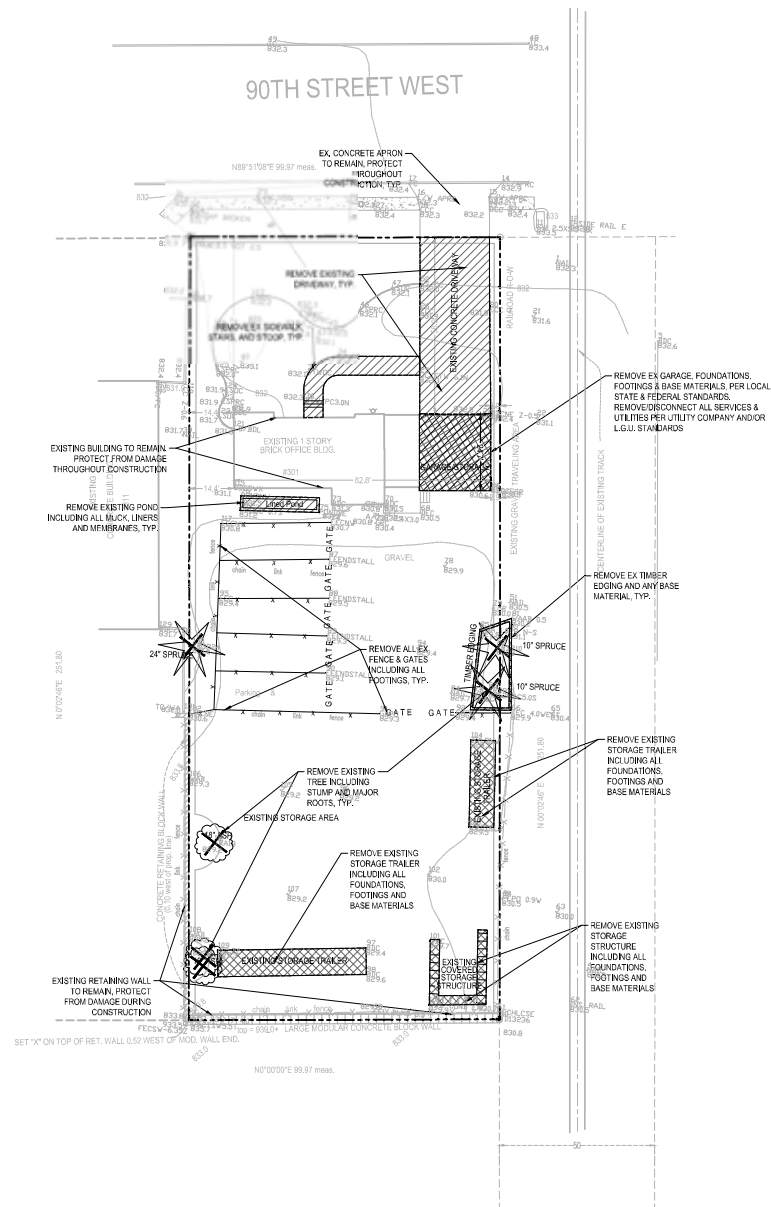
**TITLE SHEET**

**C0.0**









# **EROSION CONTROL NOTES:** SEE SWPPP ON SHEETS SW1.0-SW1.3

## **REMOVALS LEGEND:**



EX. 1' CONTOUR ELEVATION INTERVAL  
REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT. CONC. AND GRAVEL P/VNTS.  
REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.



TREE PROTECTION  
TREE REMOVAL - INCLUDING ROOTS AND STUMPS

## **REMOVAL NOTES:**

1. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
2. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
3. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
4. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
5. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
6. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROPRIATE. COORDINATE WITH PROPOSED PLANS.
7. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
8. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
9. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS.
10. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
11. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
12. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
13. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS, AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
14. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES, NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
15. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
16. STAGING, DEMOLITION AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.

## **CITY OF BLOOMINGTON REMOVAL NOTES:**

1. RESERVED FOR CITY SPECIFIC REMOVAL NOTES.

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Matthew R. Pavlik  
DATE: 11/19/18 LICENSE NO. 44263

## **ISSUE/SUBMITTAL SUMMARY**

DATE DESCRIPTION  
10/19/18 CITY SUBMITTAL  
10/19/18 WALKSHED REVISIONS  
11/01/18 WATERBIR REVISIONS

## **REVISION SUMMARY**

DATE DESCRIPTION

## **REMOVALS PLAN**

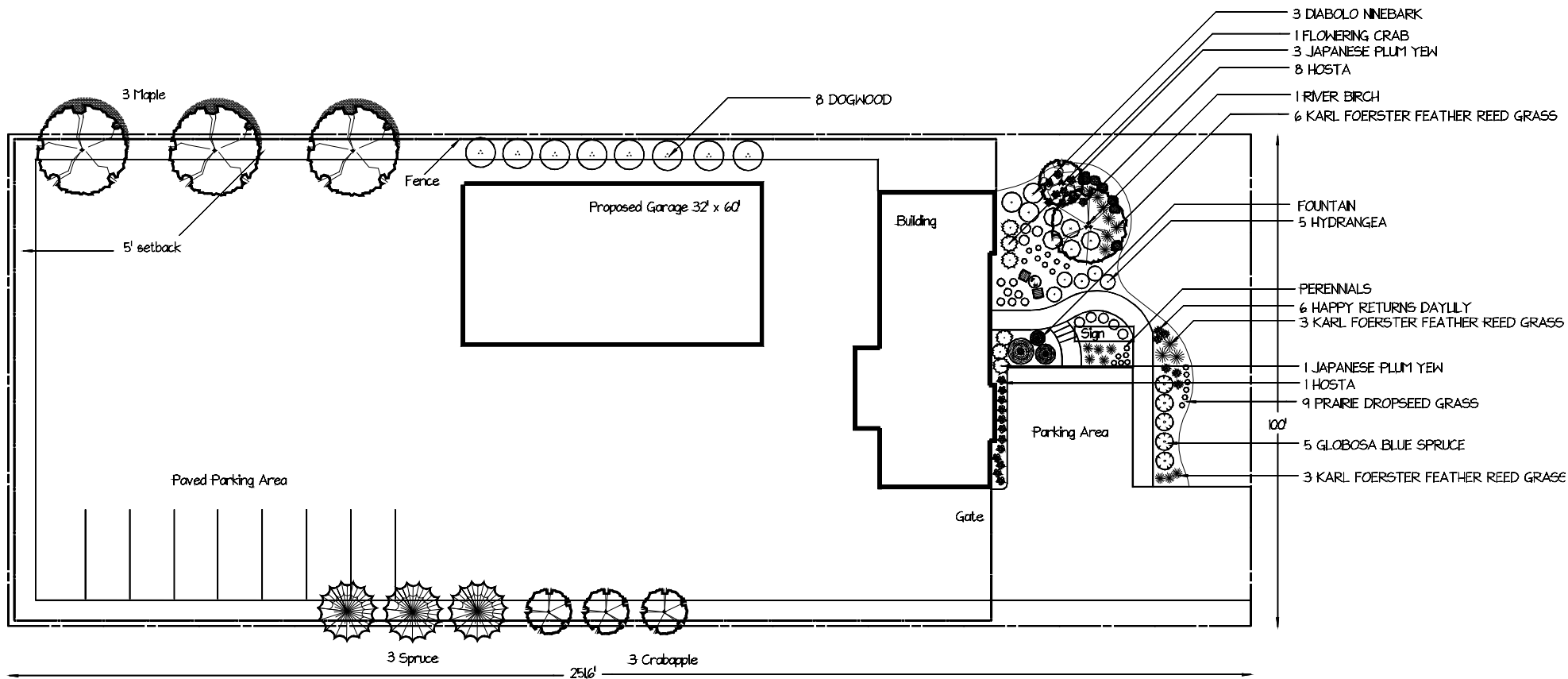
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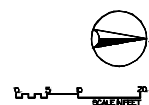






#### General Notes

- Front landscape bed to be covered with 4" shredded mulch.
- 5' setback around back lot to be covered with landscape fabric and 3" of 1/2" mixed river rock.
- All trees to be installed at 2.5' B&B and pines at 6' B&B



Landscape plan for

**Urban Landworks**

301 W 90th Street

Bloomington, MN 55420

client:

scale

1" = 20'

date

10/5/15

revision

3

drawn by

M. Jensen

checked by

drawing #

1

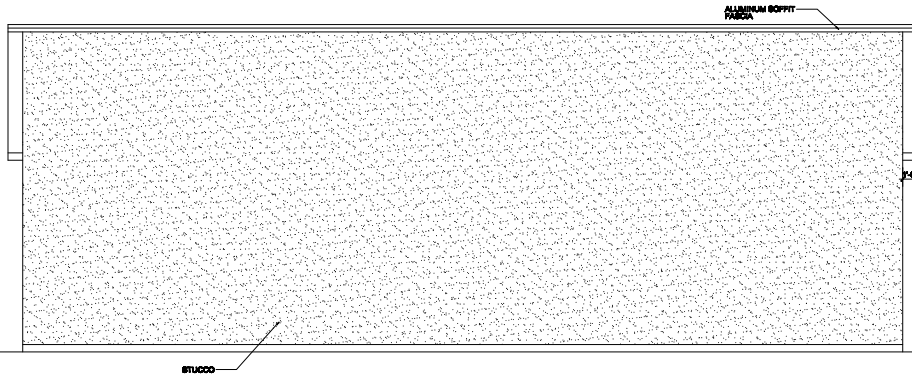


DRAFTING BY:  
**CONNOLLY CONCEPTS**  
 8701 CLINTON AVE. S.  
 BLOOMINGTON, MN 55420  
 612-738-2005

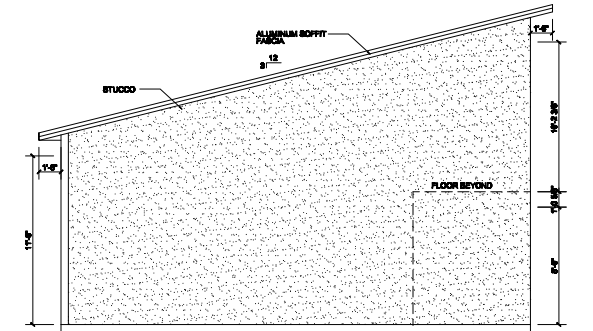
REVISION RECORD	
1	10-14-16
2	10-19-16
3	11-7-15

**URBAN LANDMARKS**  
 301 W. 90TH ST.  
 BLOOMINGTON, MN 55420

PROJECT	
FOUNDATION	-
FINISHED SQ. FT.	-
BASEMENT	-
FIRST	-
UPPER	-
TOTAL	-
PROJ. NO.	
MS262	
SHEET	
1	OF 4

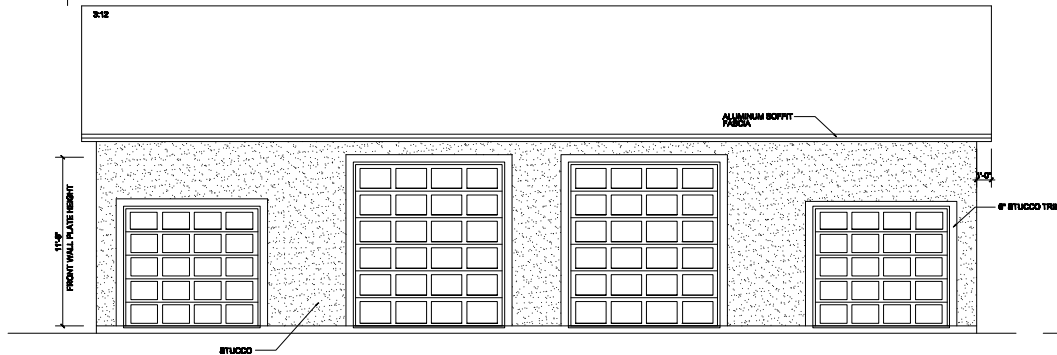


**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

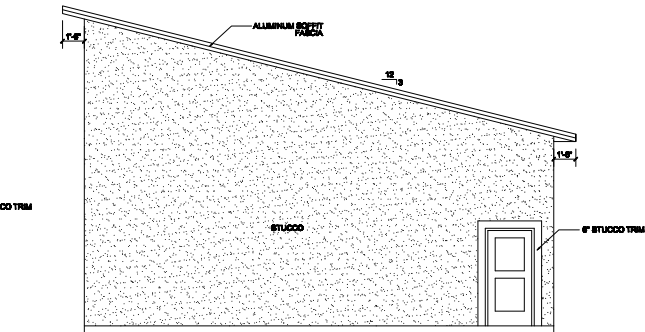


**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"

- NOTES:
- 1.) ELEVATION IS ARTIST'S RENDERING ONLY. ACTUAL ELEVATION MAY VARY.
  - 2.) ALL OVERHANGS DEPTH SHALL BE 1'-0" TYPICAL UNLESS NOTED OTHERWISE.
  - 3.) ALL RAFTER DEPTH SHALL BE 1'-0" TYPICAL UNLESS NOTED OTHERWISE.
  - 4.) 3/4" ALUMINUM BOFFIT & PARCA ALL SIDES.
  - 5.) STUCCO EXTERIOR ALL SIDES.
  - 6.) FINAL GRADE TO BE DETERMINED ON SITE BY OTHERS.
  - 7.) ALL EXTERIOR GLAZING TO BE LOW-E.



**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"



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**CONNOLLY CONCEPTS**  
 8701 CLINTON AVE. S.  
 BLOOMINGTON, MN 55420  
 651-781-3005

REVISION RECORD	
1	10-14-16
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3	11-7-15

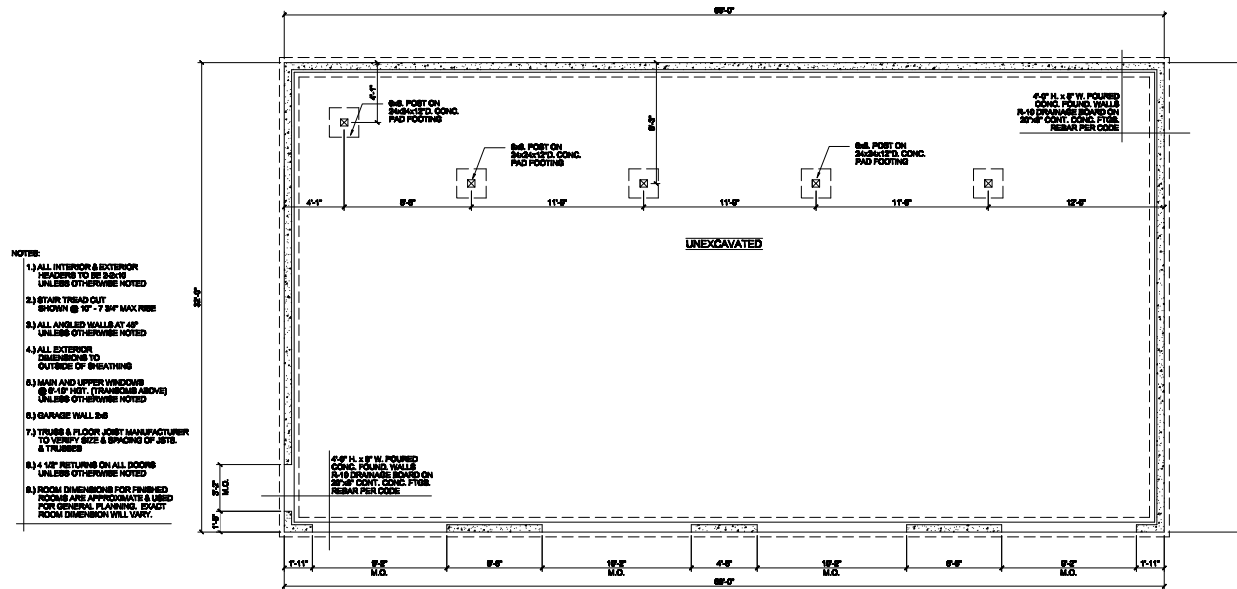
**URBAN LANDMARKS**  
 301 W. 90TH ST.  
 BLOOMINGTON, MN 55420

**PROJECT**

FOUNDATION	-
FINISHED SQ. FT.	-
BASEMENT	-
FIRST	-
UPPER	-
TOTAL	-

PROJ. NO.  
**MS262**

SHEET  
**2** OF 4



- NOTE:
- 1.) ALL INTERIOR & EXTERIOR HEADINGS TO BE 8-16" UNLESS OTHERWISE NOTED
  - 2.) STAIR TREAD OUT SHOWN @ 12" x 7 3/4" MAX RISE
  - 3.) ALL ANGLED WALLS AT 45° UNLESS OTHERWISE NOTED
  - 4.) ALL EXTERIOR DIMENSIONS TO OUTSIDE OF FINISHING
  - 5.) MAIN AND UPPER WINDOWS @ 8'-10" HGT. (TRANSOM ABOVE) UNLESS OTHERWISE NOTED
  - 6.) GARAGE WALL 2-0
  - 7.) TRUSS & FLOOR JOIST MANUFACTURER TO VERIFY SIZE & SPACING OF JOIST & TRUSSES
  - 8.) 4" x 12" RETURN ON ALL DOORS UNLESS OTHERWISE NOTED
  - 9.) ROOM DIMENSIONS FOR FINISHED ROOMS ARE APPROXIMATE & USED FOR GENERAL PLANNING. EXACT ROOM DIMENSION WILL VARY.

**FOUNDATION PLAN**  
 SCALE: 1/4" = 1'-0"

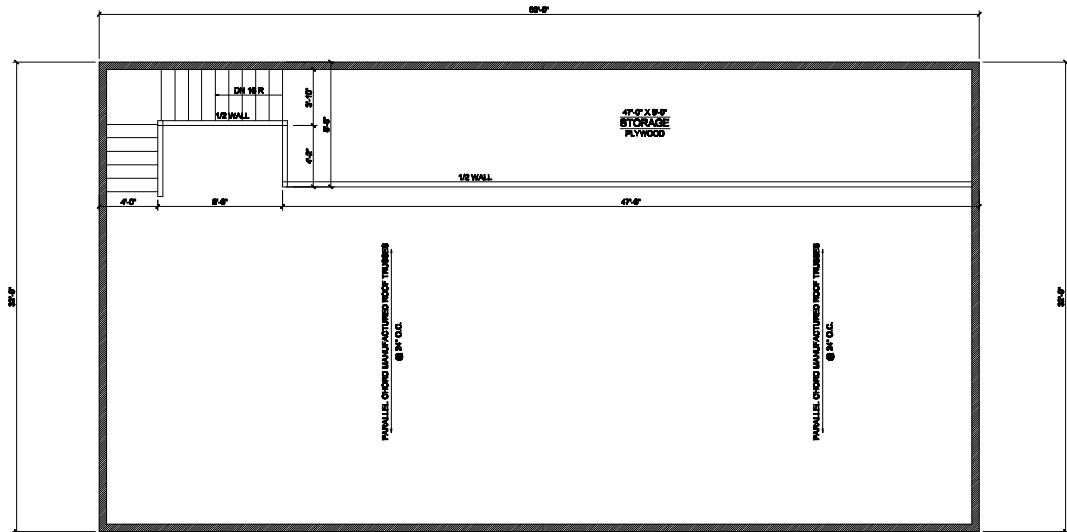


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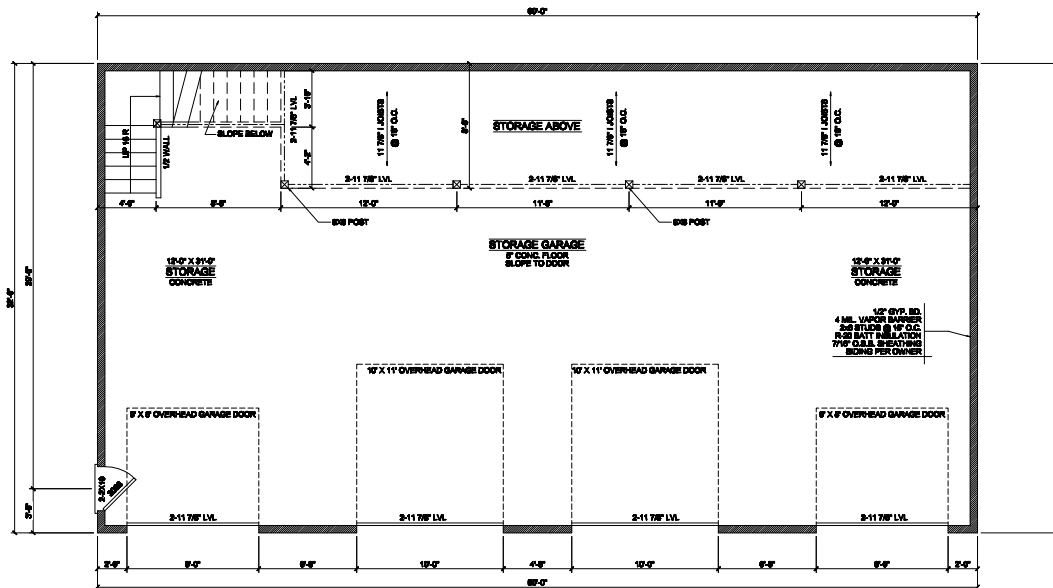
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2	10-19-16
3	11-7-15

**URBAN LANDMARKS**  
 301 W. 90TH ST.  
 BLOOMINGTON, MN 55420

PROJECT	
FOUNDATION	-
FINISHED SQ. FT.	-
BASEMENT	-
FIRST	-
UPPER	-
TOTAL	-
PROJ. NO.	
MS262	
SHEET	
3	OF 4



**UPPER STORAGE LEVEL**  
 SCALE: 1/4" = 1'-0"



**MAIN FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

- NOTES:
- 1.) ALL INTERIOR & EXTERIOR FINISHES TO BE 3/4" UNLESS OTHERWISE NOTED
  - 2.) STAIR TREAD CUT SHOWN @ 10" - 7 3/4" MAX ROSE
  - 3.) ALL ANGLED WALLS AT 45° UNLESS OTHERWISE NOTED
  - 4.) ALL EXTERIOR DIMENSIONS TO OUTSIDE OF FINISHING
  - 5.) MAIN AND UPPER WINDOWS @ 2'-0" HGT. (TRANSOM ABOVE) UNLESS OTHERWISE NOTED
  - 6.) GARAGE WALL 2x6
  - 7.) TRUSS & FLOOR JOIST MANUFACTURER TO VERIFY SIZE & SPACING OF JOIST & TRUSSES
  - 8.) 1/2" RETURNS ON ALL DOORS UNLESS OTHERWISE NOTED
  - 9.) ROOM DIMENSIONS FOR FINISHED ROOMS ARE APPROXIMATE & USED FOR GENERAL PLANNING. EXACT ROOM DIMENSION WILL VARY.



**ENTIRE  
OF HOUSE**

**VENT 1/2" OF ATTIC  
80% AT ROSE  
20% AT BOFFY**

**ASPHALT @ 2" MIN.  
15" O.B.S. SHEATHING  
19 G.P.P.**

**R-48 CEILING INSULATION  
4 MIL. VAPOR BARRIER  
60" G.P.P. @ 12"  
MIN. 1" AIR SPACE @ ROSE**

**15" HD-RAS GYP. BD.  
ALL CEILING  
W/ 200 FIBRA**

**15" HD-RAS GYP. BD.  
ALL CEILING  
W/ 200 FIBRA**

**ENGINEERED ROOF TRUSSES  
@ 24" O.C. BY MANUFACTURER**

**15" GYP. BD.  
4 MIL. VAPOR BARRIER  
3/4" BATT INSULATION @ 12" O.C.  
R-48 BATT INSULATION  
171/2" O.B.S. SHEATHING  
STUCCO PER OWNER**

**34" SUB-FLOOR  
11 7/8" FLOORS @ 12" O.C.**

**7" MAX. RISE  
11" MIN. TREAD  
8" MIN. HEADROOM  
3-2X12 STUDS PER CODE**

**R-48 SPRAY FOAM FIB**

**15" HD-RAS GYP. BD.  
4 MIL. VAPOR BARRIER  
3/4" BATT INSULATION @ 12" O.C.  
R-48 BATT INSULATION  
171/2" O.B.S. SHEATHING  
STUCCO PER OWNER**

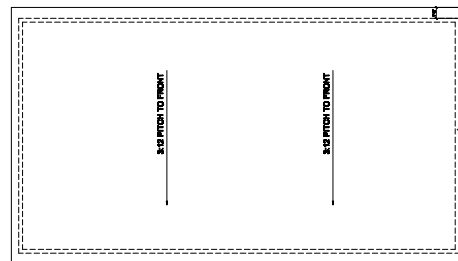
**8" CONCR. FLOOR  
MIN. 4" FLOOR  
DRAIN FIELD**

**EXTERIOR DRAIN TILE**

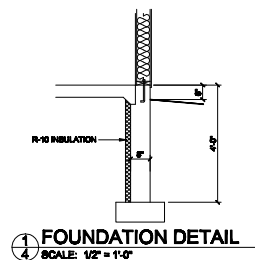
**14" H. x 2" W. POURED  
CONC. FOUN. WALL  
W/ INT. LEIGE  
1" TYPED PLATE ON  
2" MIN. CONC. FIBER  
REBAR PER CODE**

**FULL SECTION**

**SCALE: 1/4" = 1'-0"**



**ROOF PLAN**  
**SCALE: 1/8" = 1'-0"**



**1 FOUNDATION DETAIL**  
**4 SCALE: 1/2" = 1'-0"**

**SHEET**  
**4 OF 4**